



www.kings-group.net

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Blurton Road, London, E5 0NJ
£1,249,995

Kings Group are delighted to present this immaculate and unique three bedroom end of terrace house. This is a spacious and airy property which oozes character and charm is ideal for a family looking to move into the area. The property is situated over four floors, including a basement, ground floor, first floor and second floor. In the basement you have two separate rooms which are currently being used as music studios, however they can be used as multi-function rooms and potentially converted into studios. There is also a w/c included in the basement. The ground floor comprises of a spacious reception which has been opened up (was originally two receptions) and is now an ideal family entertaining area. Towards the back of the property you will find a wc and a well proportioned kitchen, which has been extended on the side to add a dining area. The garden is a private and tranquil area where you can relax on those long summer days and is approximately 42ft which includes a shed to the rear and decking at the front. The first floor includes an overwhelmingly large bedroom including built in storage, and two separate windows allowing maximum light into the room. There is also a spacious family four piece bathroom including a separate shower, and a luxurious double ended bath tub. On the second floor there is two double bedrooms, ideal for children or guests and a shower room meaning there is a w/c on each of the four floors. Throughout the property you will find an abundance of original features including fireplaces, coving and central roses. The unique size and charm of this property really sets it apart from anything else on the market. Don't miss out and get in contact today!

Kitchen

16'3" x 15'4" (4.967 x 4.677)

UPVC double glazed window, range of wall and base units with roll top work surfaces, space for oven and hob, space for fridge freezer, single radiator, power point and laminate wood flooring.

Reception Room

15'1" x 11'8" (4.613 x 3.57)

Double glazed bay window, coving to ceiling, fireplace, power point and wood flooring.

Reception Two

11'1" x 10'4" (3.398 x 3.160)

Double glazed bay window, coving to ceiling, fireplace, power point and wood flooring.

Master Bedroom

14'3" x 13'2" (4.356 x 4.029)

UPVC double glazed sash windows, built in wardrobe, power point, television point and wooden flooring.

W.C (Ground Floor)

4'1" x 3'9" (1.258 x 1.152)

Wash hand basin and low level flush w.c.

Bathroom (First Floor)

8'7" x 11'9" (2.623 x 3.586)

Double glazed sash window, shower cubicle with wall mounted shower within, free standing bath, pedestal wash hand basin, heater, part tiled walls and tiled flooring.

Bedroom Two (Left Level)

11'10" x 11'11" (3.624 x 3.654)

Double glazed window, double radiator and power point.

Bedroom Three (Loft Level)

12'10" x 8'10" (3.912 x 2.695)

Wood double glazed window, double radiator, power point and television point.

En Suite to Loft Bedrooms

22'3" x 10'5" (6.791 x 3.184)

Wooden framed double glazed window, pedestal wash hand basin, low level flush w.c, heater, part tiled walls and lino flooring.

Studio Room One (Basement)

12'6" x 15'8" (3.824 x 4.780)

Metal framed window and power point.

Studio Room Two (Basement)

8'5" x 10'3" (2.590 x 3.147)

Double radiator and power point.

W.C (Basement Level)

3'10" x 2'6" (1.184 x 0.784)

Wash hand basin and low level flush w.c.

Rear Garden

approx 35ft (approx 10.67mft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

